THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2020-2184	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 1st day of Dec 2020. *Notary Public* *My commission expires:* 7-20-2024

Name and Address of New Owner:
MB011 Holdings GP
1167 Antioch Pike
Nashville, TN 37211

Send Tax Bills To:
Owner

Street Address of Subject Property:
1911 10th Ave N
Nashville, TN, 37208

Parcel ID:
081-07-0-473.00

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2024

Karen Johnson Davidson County
Batch# 529824 DEEDQC
12/10/2020 03:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201210-0145030

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **H and B Development Partners, GP**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **MBO11 Holdings GP,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Southerly 28 feet of Lot No. 6 on the Map of the Subdivision of Lot No. 2 of the Thomas Woodard Property, of record in Plan Book 2, page 104, of the Chancery Court at Nashville, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Foundation Development Group, LLC and Legacy11, LLC by Warranty deed from Ben Steel of record in Instrument No. 20140711-0061205 Register's Office for Davidson County, Tennessee, dated July 02, 2014 and recorded on July 11, 2014. (Value of consideration shown in aforementioned deed $17,000.00.)

Being a portion of the same property conveyed to H and B Development Partners by Quitclaim deed from Legacy11, LLC, a Tennessee Limited Liability Company and Foundation Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150428-0037834 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 28, 2015.

WITNESS my hand this 1st day of Dec, 20__.

Grantor –

H&B Development Partners, a Tennessee general partnership

BY: _____
Title:

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Rodney L Dearmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself, Agent of H&B Development Partners, a Tennessee general partnership, the within named bargainor, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself, as Agent of H&B Development Partners, of said company.

WITNESS my hand and seal at office, this 1st day of Dec, 2020.

_____
NOTARY PUBLIC

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY